

Zoning Text Amendment No.: 11-03
Concerning: Special Exception Standards
– Professional Offices
Draft No. & Date: 1 -
Introduced: April 12, 2011
Public Hearing:
Adopted:
Effective:
Ordinance No.:

**COUNTY COUNCIL FOR MONTGOMERY COUNTY, MARYLAND
SITTING AS THE DISTRICT COUNCIL FOR THAT PORTION OF
THE MARYLAND-WASHINGTON REGIONAL DISTRICT WITHIN
MONTGOMERY COUNTY, MARYLAND**

By: Councilmember Rice

AN AMENDMENT to the Montgomery County Zoning Ordinance to:

- amend the standards for allowing professional non-residential offices near public safety facilities; and
- generally amend the provisions for professional non-residential offices allowed as a special exception.

By amending the following section of the Montgomery County Zoning Ordinance, Chapter 59 of the Montgomery County Code:

Division 59-G-2 “SPECIAL EXCEPTIONS-STANDARDS AND
REQUIREMENTS”
Section 59-G-2.38 “Offices, professional, nonresidential”

EXPLANATION: ***Boldface** indicates a Heading or a defined term.*
Underlining indicates text that is added to existing law by the original text amendment.
[Single boldface brackets] indicate that text is deleted from existing law by original text amendment.
Double underlining indicates text that is added to the text amendment by amendment.
[[Double boldface brackets]] indicate text that is deleted from the text amendment by amendment.
** * * indicates existing law unaffected by the text amendment.*

ORDINANCE

The County Council for Montgomery County, Maryland, sitting as the District Council for that portion of the Maryland-Washington Regional District in Montgomery County, Maryland, approves the following ordinance:

Sec. 1. Division 59-G-2 is amended as follows:

DIVISION 59-G-2. SPECIAL EXCEPTIONS-STANDARDS AND
REQUIREMENTS

* * *

Sec. 59-G-2.38. Offices, professional, nonresidential.

(a) An existing single-family structure may be used for professional office purposes by any member or members of a recognized profession, such as a doctor, lawyer, architect, accountant, engineer, or veterinarian, but not including the following:

[(a)](1) a medical, dental or veterinarian clinic;

[(b)](2) an in-patient treatment facility; or

[(c)](3) a general business office, such as an insurance company office, a trade association, a manufacturing company, an investment company, a bank, or a real estate company.

(b) The property must [be] satisfy one of the following criteria:

[(a)](1) be located in a central business district that is designated as being suitable for the transit station-residential (TS-R) zone on an approved and adopted sector plan;

[(b)](2) be designated as suitable for a nonresidential professional office in the R-60 zone on an approved and adopted master or sector plan and located along a highway with an existing right-of-way width of at least 90 feet or along a portion of an arterial road designated as a boundary of a Central Business District; [or]

[(c)](3) be located in the R-90 zone and:

[(1)](i) designated as historic in the Master Plan for Historic Preservation;

